

Informational Package for:
A Unique Real Estate Opportunity for
Owner-Occupant Purchasers

106 Arbordale Avenue
>>> Minimum Bid \$50,000 <<<

The City of Rochester is offering the above three bedroom one bathroom property for sale to qualified owner-occupant purchasers using a sealed bid process. The property is being sold in as-is condition and will require issuance of a Certificate of Occupancy within nine months of conditional closing.

Buyer Requirements:

- ▶ Buyers must agree to reside in the property as their primary residence for a minimum of three years.
- ▶ There are no income requirements for buyers other than those required by a lending institution.
- ▶ Buyers must demonstrate the financial resources to purchase and renovate the property and obtain a Certificate of Occupancy within nine months of closing.
- ▶ Buyers may own other property.
- ▶ Buyers must apply for a Certificate of Occupancy and provide the paid receipt at the time of closing.
- ▶ Buyers must complete a Purchasers Affidavit and cannot have outstanding taxes or code violations on any other property they may own in the city.
- ▶ Buyers must submit a complete proposal by the deadline specified in this information packet.

Property Information Provided in this Packet:

- ▶ Property fact sheet
- ▶ Sketch and floor plan
- ▶ Location map
- ▶ SBL map
- ▶ List of code violations

Informational Meeting:

An informational meeting will be held on:
Friday, November 18th at 3:00 pm
30 Church Street, City Council Chambers
Rochester, NY 14614

This meeting will provide prospective buyers with information regarding this unique sale and an opportunity to ask questions regarding the property and the sale process.

Showing Schedule:

The house will be open the following dates and times to allow prospective buyers the opportunity to view the property:

Sunday, November 6, 2005 2:00 pm - 4:00 pm
Saturday, November 12, 2005 9:00 am - 11:00 am
Sunday, November 20, 2005 2:00 pm - 4:00 pm

Showings can also be made by appointment by calling the following City staff:

Okey Ikpeze 585-428-7469
Bob Zimmer 585-428-6913
Joe Leonardo 585-428-6954

Submitting a Bid:

Complete bids will consist of the following:

- ▶ **Completed Proposal Outline**
A copy of the proposal outline is included in this informational packet. The purchase price must be indicated in this document which will constitute the bid for the property. A minimum bid of \$50,000 is required.
- ▶ **Completed and signed purchaser affidavit**
The Purchaser Affidavit form is included in this informational packet.
- ▶ **Proof of financial resources**
These documents will demonstrate the buyers ability to purchase and renovate the property within nine months of conditional closing. The documentation can include bank statements, bank pre-approval, or other evidence of financing. If a private loan is being used to demonstrate financial capacity, a notarized letter from the private lender and proof of their ability to provide the funds will be required. A pre-qualification letter from a bank will not be accepted.
- ▶ **Certification stating that you will live in the property for three years**
The certification form is included in this informational packet and also requires that participants provide contact information.

- ▶ **Deposit of \$100 in the form of a personal check, bank check or money order will be required when the proposal is submitted**
This deposit will be refunded if your proposal is not accepted.

Bid Deadline:

**Friday, December 9th, 2005 at 4:00 pm
City Hall, Division of Real Estate
30 Church Street, Room 028-B
Rochester, NY 14614**

Late bids will not be accepted.

Selection Process:

Bids will be reviewed and selected based on price, the buyer's ability to obtain financing and the proposed rehabilitation schedule. All participants will be notified of the results of the sealed bid within 14 calendar days of bid submissions.

The winning bidder will then have 48 hours to provide a deposit of 25% of the sale price and an in-lieu of tax payment of \$318 to the Division of Real Estate offices located at City Hall, 30 Church Street, Room 028-B, Rochester, NY 14614. For this payment, personal checks are not accepted. Bank check or money order must be submitted. The purchase and sale contract will be executed and forwarded to City Council for approval. Once approved by City Council, a conditional closing will be scheduled. After the conditional closing, rehabilitation can begin on the property.

Contact Information:

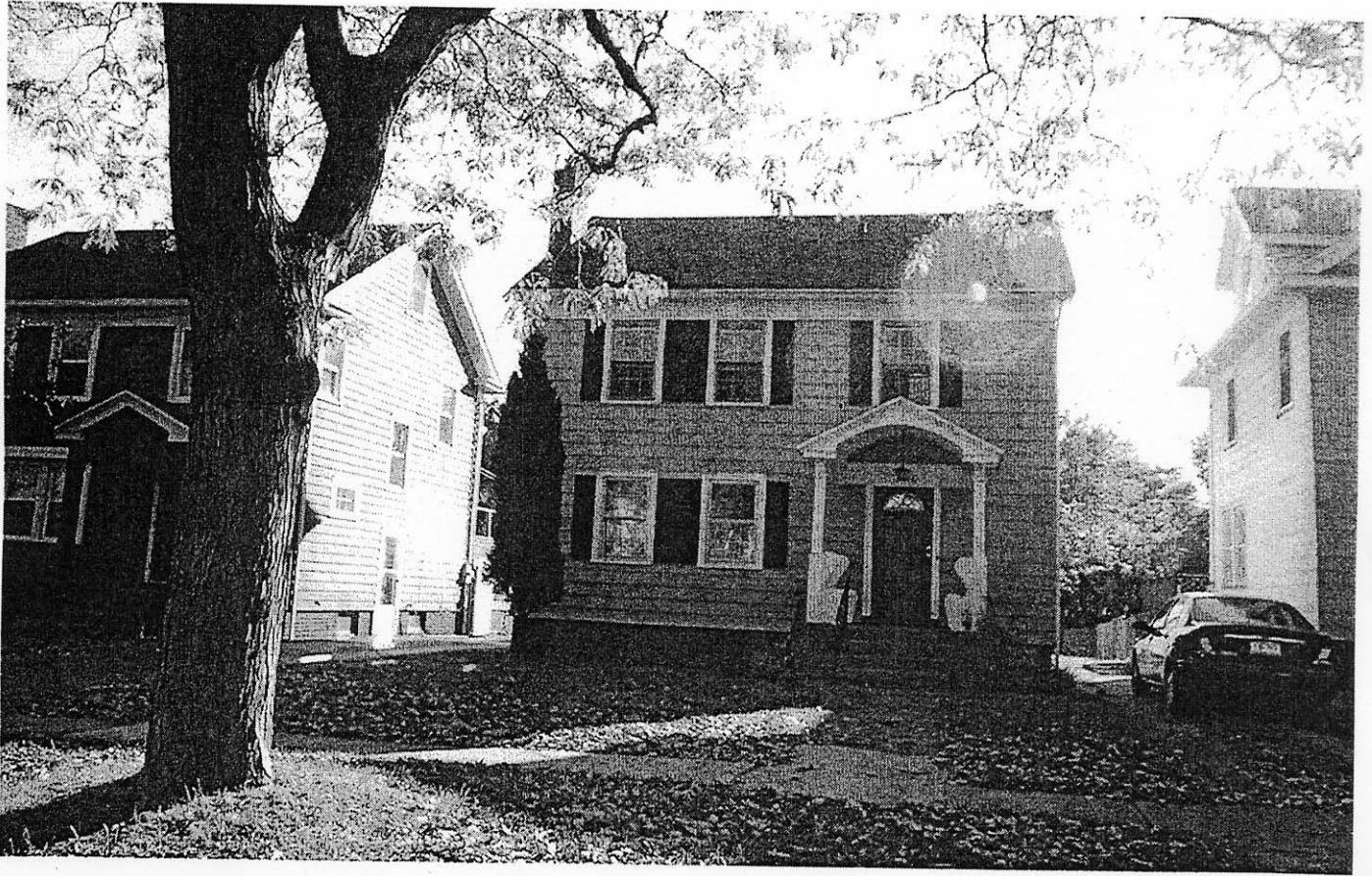
If you have additional questions about the process or any of the attached documents please refer to our website at <http://realestate.cityofrochester.gov> or call:

**Division of Real Estate
585-428-6951**

Attachments:

- ▶ **Property Fact Sheet**
- ▶ **Sketch and floor plan**
- ▶ **Location map**
- ▶ **SBL map**
- ▶ **List of code violations**
- ▶ **Proposal Outline**
- ▶ **Certification of owner-occupancy**
- ▶ **Purchaser Affidavit**

106 ARBORDALE AVENUE



SBL# 122.42-1-10

LOT SIZE: 40 X 148

ASSESSMENT: \$85,500

ZONING: R1 RESIDENTIAL

APPRAISED VALUE: \$50,000

ROOM COUNT: 6 RM, 3BR, 1BA

STORIES/STYLE: 2.5 STORY COLONIAL

ESTIMATED CITY TAXES: \$1,949

YEAR BUILT: 1930 +/-

ESTIMATED COUNTY TAXES: \$944

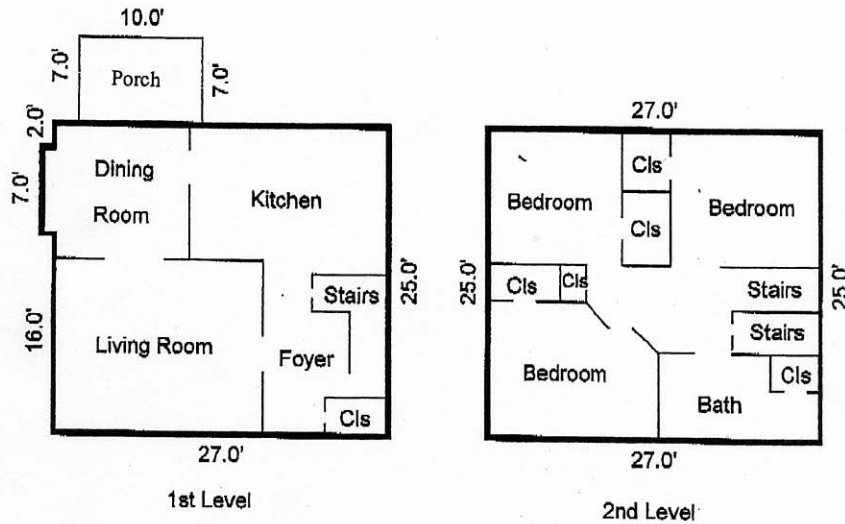
LIVING AREA: 1357+/- SQUARE FEET

ESTIMATED TOTAL TAXES: \$2,893

THE PROPERTY LOCATED AT 106 ARBORDALE AVENUE CONSISTS OF A 2.5 STORY COLONIAL STRUCTURE CONTAINING APPROXIMATELY 1357 SQUARE FEET OF LIVING AREA. THE PROPERTY CONTAINS HARDWOOD FLOORING, A FIREPLACE, BUILT-IN SHELVES IN THE LIVING ROOM AND SOME CROWN MOLDING. IN ADDITION, THE PROPERTY HAS A FULL UNFINISHED ATTIC AND BASEMENT, A 14 X 18 DETACHED GARAGE, AND A 7 X 10 REAR OPEN PORCH.

FLOORPLAN

Borrower: File No.: Arbordale
 Property Address: 106 Arbordale Avenue Case No.:
 City: State: Zip:
 Lender:



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	682.00	682.00
GLA2	Second Floor	675.00	675.00
P/P	Porch	70.00	70.00
TOTAL LIVABLE (rounded)			1357

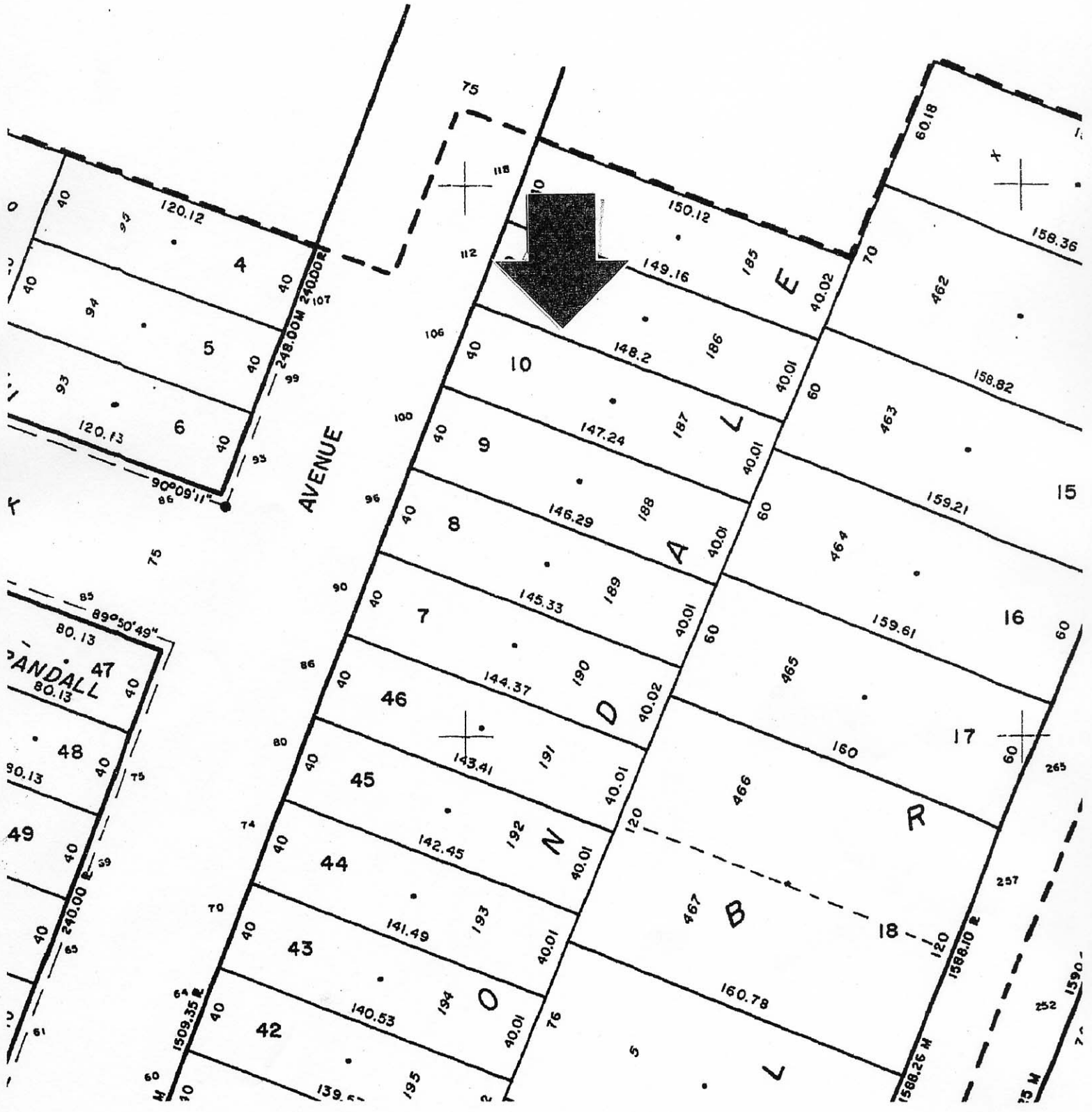
LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
1.0 x	7.0	7.00
25.0 x	27.0	675.00
Second Floor		
25.0 x	27.0	675.00
3 Areas Total (rounded)		1357

LOCATION MAP



Arbordale Avenue is a north-south residential street located between Blossom Road and Dorchester Road

SBL MAP





DATE PRINTED: SEP 27, 2005

PREMISES: 0106 ARBORDALE AV

The following violation(s) must be corrected IMMEDIATELY. Failure to comply will result in this case being IMMEDIATELY referred for appropriate legal action.

LOCATION	UNITS	VIOLATION	CODE
***** DATE VIOL(S) ISSUED: SEP 27, 2005			
1.hs1	Hallway	Smoke detectors are required adjacent to all sleeping areas.	90-10A
2.hs		The one or two family dwelling is being offered for sale and therefore a carbon monoxide alarm is required. The alarm shall be installed in the immediate vicinity of the bedroom(s) on the lowest floor level of the dwelling unit containing bedroom(s).	19NYCRR1225.2

The following violation(s) must be corrected immediately following the issuance of this Notice and Order.

LOCATION	UNITS	VIOLATION	CODE
***** DATE VIOL(S) ISSUED: SEP 27, 2005			
3.		Building is vacant and open; all openings on the first floor and basement must be properly secured.	90-17

The following violation(s) must be corrected within ten (10) days following the date of issue of this Notice and Order:

LOCATION	UNITS	VIOLATION	CODE
***** DATE VIOL(S) ISSUED: SEP 27, 2005			
4.		The overgrown tree and/or tree limbs must be cut and removed. HITTING GARAGE	*302.1

Failure to correct the following POTENTIALLY HAZARDOUS violations within TEN (10) days will result in this case being IMMEDIATELY referred for appropriate legal action.

LOCATION	UNITS	VIOLATION	CODE
***** DATE VIOL(S) ISSUED: SEP 27, 2005			
5.hs		All electrical systems and fixtures need to be made operable. **	90-16
6.		Accessory building must be repaired or demolished. \$	*302.7
7.hs1	Cellar	Light fixture is missing or needs repair.	90-9
8.hs1	Cellar	Outlets/switch require plates.	90-9B(9)
9.hs		All plumbing, fixtures and drains need to be	90-15A



DATE PRINTED: SEP 27, 2005

PREMISES: 0106 ARBORDALE AV

LOCATION UNITS VIOLATION CODE

made operable. %

The following violation(s) must be corrected or a letter of explanation and itemized schedule of anticipated completion date(s) submitted to the inspector within thirty (30) days following the date of issue of this Notice and Order. A formal extension may be granted if the schedule is acceptable.

LOCATION UNITS VIOLATION CODE

***** DATE VIOL(S) ISSUED: SEP 27, 2005

10.hs1	Dining rm	Electrical outlets are missing. ** MISS 1 REQ 2	90-9
11.hs1	1st bedrm	Window panes are broken or missing.	*303.13
12.		Storm window panes are broken or missing.	90-11
13.		The exterior door panes are broken or missing. REAR - TO DINING ROOM DOOR	*303.15
14. 1	Bathroom	Tub/shower needs caulking.	*502
15. 1	Bathroom	Tub/shower needs repair. SHOWER ROD MISSING	*502

The following violation(s) must be corrected or a letter of explanation and itemized schedule of anticipated completion date(s) submitted to the inspector within sixty (60) days following the date of issue of this Notice and Order. A formal extension may be granted if the schedule is acceptable.

LOCATION UNITS VIOLATION CODE

***** DATE VIOL(S) ISSUED: SEP 27, 2005

16.		Driveway needs repair.	*302.3
17.		Main building walls need protective covering.	*303.2
18.		Main building trim needs protective covering.	*303.2
19.		Gutters are missing or need repair.	*303.7
20.		Downspouts are missing or need repair.	*303.7
21.		Porch lattice is missing or broken.	*302.5
22.		Steps need protective covering.	*303.2
23.		Accessory building needs protective covering.	*303.2
24.hs		Cellar steps need repair.	*304.4
25.hs		Cellar stairway handrail is broken or missing	90-14B
26.		Attic floor needs repair.	*304.4
27.hs1	Cellar	There is an accumulation of trash and debris.	*305.1
28.hs1	Attic	There is an accumulation of trash and debris.	*305.1
29.hs1	Hallway	Wall(s) need repair.	*304.3
30.hs1	1st bedrm	Wall(s) need repair.	*304.3
31.hs1	2nd bedrm	Wall(s) need repair.	*304.3
32.hs1	3rd bedrm	Wall(s) need repair.	*304.3



DATE PRINTED: SEP 27, 2005

PREMISES: 0106 ARBORDALE AV

	LOCATION	UNITS	VIOLATION	CODE
33. 1	All rooms		Wall(s) need paint.	*304.3
34. 1	All rooms		Ceiling needs paint.	*304.3
35. 1	Hallway		Ceiling needs repair.	*304.3
36.hs1	Living rm		Floor needs repair.	*304.4
37.hs1	Dining rm		Floor needs repair.	*304.4
38.hs1	Bathroom		Floor needs repair.	*304.4
39.hs1	Kitchen		Floor needs repair.	*304.4
40. 1	Bathroom		Cabinets need repair.	*304.3

THE SYMBOLS LISTED IN THIS LETTER IN THE COLUMN ENTITLED
"CODE" REFER TO THE FOLLOWING CODE(S) OF NEW YORK STATE:
*=THE PROPERTY MAINTENANCE CODE 19NYCRR(1226)

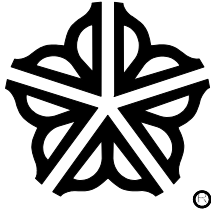
NOTICE This shall serve as the sole notice to the owner of record that this property must be maintained in accordance with the Rochester City Code. Chapter 90-17 of the Rochester Code stipulates that a vacant property must be kept secure, free of refuse, high grass and overgrown weeds. If an inspection of the property reveals that such conditions exist and the property is, or becomes vacant and open in violation of the 90-17(B)1-(owner's duties) the City may cause necessary corrective action to be performed WITHOUT FURTHER NOTICE to the record owner, including termination of water service and removal of the water meter in accordance with Chapter 23-2C which stipulates that the owner must safeguard the water meter. Record owner will be billed for the cost of the work, and the property assessed for such cost if not paid.

** An electrical permit may be required in order to abate this violation. Have a licensed electrician apply at an authorized inspection agency.

\$ A building permit may be required in order to abate this violation. Applications for a Building Permit begin at City Hall, 030 Church Street room 121B. Three sets of approvable drawings are required for this application.

% A plumbing permit is required in order to abate this violation. Have a licensed plumber apply at City Hall, 30 Church Street room 121B. Approvable plans or drawings are required for application.

hs THE EXISTENCE OF CODE VIOLATIONS IMPACTING ON HEALTH AND SAFETY MAY CAUSE RENT WITHHOLDING BY THE MONROE COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES.



City of Rochester

PROPOSAL OUTLINE FOR
106 ARBORDALE AVENUE
Minimum Bid \$50,000

PURCHASER _____

DATE _____

PURCHASE PRICE/BID AMOUNT _____

A. **REHABILITATION SCHEDULE** - Time required to complete rehabilitation will be _____ months from closing.

B. FINANCING - SOURCE OF FUNDS

1. Personal Funds (**you must provide verification, i.e. bank statements, etc.**)\$ _____
2. Bank Financing (**Pre-approval from lender must be included if bank financing is being used**, a pre-qualification letter will not be sufficient) _____
3. Other/private Financing (a notarized letter from private financier along with verification of funds consisting of bank statements, etc.) _____

***TOTAL** \$ _____

*Total amount of financing must be greater than or equal to the proposed amount of cost estimate expenditure.

C. Rehabilitation Plan

Please develop an itemized estimate of anticipated rehabilitation or construction costs based on the **Cost Estimate Outline** below:

EXTERIOR

ESTIMATED COSTS

- | | |
|--------------------------------------|----------|
| 1. Chimneys - point or rebuild | \$ _____ |
| 2. Roof - repair or replace | _____ |
| 3. Cornice and trim repairs | _____ |
| 4. Siding - repair or replace | _____ |
| 5. Gutters & down spouts | _____ |
| 6. Exterior door - repair or replace | _____ |
| 7. Steps & porch repairs | _____ |
| 8. Foundation wall pointing & repair | _____ |
| 9. Exterior protective covering | _____ |
| 10. Storms & screens | _____ |
| 11. Accessory Building repairs | _____ |
| 12. Service walks repairs | _____ |
| 13. Driveway/Parking Lot | _____ |
| 14. Landscaping | _____ |
| 15. Fence | _____ |
| 16. Other: _____ | _____ |

SUBTOTAL EXTERIOR: \$ _____

INTERIOR

- | | |
|---------------------------------------|----------|
| 16. Joist or beam repairs | \$ _____ |
| 17. Wall changes | _____ |
| 18. Wall & ceiling treatments | _____ |
| 19. Electric | _____ |
| 20. Heating | _____ |
| 21. Plumbing | _____ |
| 22. Window repairs | _____ |
| 23. Door repairs | _____ |
| 24. Stairways & railings | _____ |
| 25. Insulation - attic/sidewall | _____ |
| 26. Kitchen cabinets & counters _____ | _____ |
| 27. Floor repairs | _____ |
| 28. Cellar enclosures | _____ |
| 29. Other: _____ | _____ |

SUBTOTAL INTERIOR: \$ _____

TOTAL ESTIMATED COSTS: \$ _____

PURCHASE PRICE: \$ _____

TOTAL EXPENDITURE: \$ _____

Name source of estimates:

Architect: _____

Contractor: _____

- D. Experience - Describe in detail below previous experience in completing similar projects. Include references and photographs if possible.

ADDRESS
REFERENCE & TELEPHONE #

SCOPE OF PROJECT

COST OF PROJECT

E. **CONTINGENCIES**

1. Financing _____ or _____
yes no

Time required to obtain commitment _____

2. Other _____

Proposal Checklist:

_____ Complete Proposal Outline with bid amount of \$50,000 or above

Required Attachments:

_____ Completed and signed Purchaser Affidavit

_____ Proof of Financial Resources (bank statements, bank pre-approval, notarized letter with bank statements, etc...)

_____ Signed Owner-Occupant Certification

_____ Deposit of \$100 (no cash please)

Owner-Occupant Certification to
the City of Rochester for
the Purchase of 106 Arbordale Avenue
a City owned property

I _____ as a potential purchaser of the above property certify that I understand this property is being sold in “as-is” condition to owner-occupant purchasers with a minimum required bid amount of \$50,000. I further certify and understand that if I purchase the above property, I agree to occupy the property as my primary place of residence for a period of three years beginning on the date the Certificate of Occupancy is issued by the City of Rochester.

Signature of potential buyer

Date

Address

Primary Phone Number



PURCHASER AFFIDAVIT

PROPERTY YOU PURCHASED

TYPE OF SALE

TYPE OF PROPERTY

INSTRUCTIONS: PLEASE ANSWER ALL QUESTIONS COMPLETELY. IF THE ANSWER IS NONE, WRITE "NONE." DO NOT LEAVE A BLANK SPACE. IF THE QUESTION DOES NOT APPLY, THEN WRITE "NA" IN THE SPACE PROVIDED. USE ADDITIONAL SPACE ON BACK IF NECESSARY.

1. NAME: _____ (Individual, Corporate or Assumed)

PRINT NAME

2. HOME ADDRESS: _____ CITY _____ ZIP CODE: _____
P.O. BOX (IF ANY, HOME ADDRESS STILL REQUIRED) _____

3. **TELEPHONE:** _____

4. SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____

5. EMPLOYER: _____

6. If the purchaser is a corporation, name of all officers: _____

a. Are any of these corporate officers also officers in any other corporations? _____

b. If so, list the corporations: _____

7. Do you represent a tax-exempt organization? _____

8. Address of all real property owned in the City of Rochester within the last five years:

9. Address of all real property purchased at City real estate auctions:

10. Address of properties with delinquent taxes due the City of Rochester:

11. Has the City of Rochester taken title to any property owned by you via In-Rem Tax Foreclosure proceedings? If the answer is "Yes", list address of any properties taken:

12. Address of all properties currently cited for code violations:

13. Address of all properties currently vacant:

I swear under penalties of perjury that I have answered the questions asked on this affidavit completely and accurately. I understand that failure to complete the questions completely and accurately could result in my forfeiture of the property in question and the loss of my deposit.

DATE _____ SIGNATURE(S) _____